



## 2 Blackthorn Mews

Wingerworth, Chesterfield, S42  
6GG

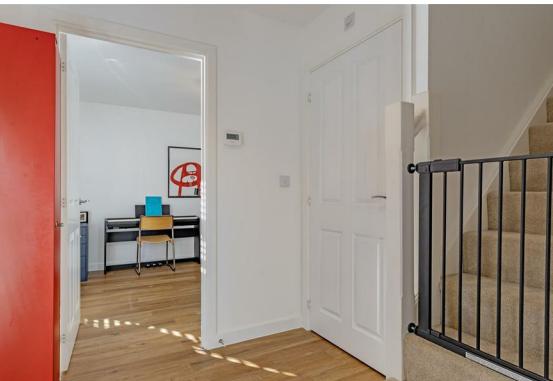
This is an impressive, impeccably presented GENEROUSLY PROPORTIONED THREE BED/TWO BATHROOM DETACHED FAMILY HOME of distinction, being newly built in 2022 and has 8 years remaining on the NHBC build certificate. Ideally suited to modern living, the property provides flexible accommodation set across two levels- built to exacting high standards and designed to be practical and stylish!

The property sits on this popular development in Wingerworth, being ideally placed for the local amenities and for prestigious schools, bus services and excellent road transport links via the A61/A38 and M1 Motorway.

Benefits from Gas Central Heating with an Ideal Combi Boiler, uPVC Double Glazing & comprises of a Entrance Hall, Cloakroom/WC, Family Reception Room , Stunning Dining kitchen with Integrated Appliances & French doors leading on to the rear garden and there is also a utility. To the first floor, Principal Double Bedroom with En-Suite, two further generous bedrooms and attractive family bathroom with 3 piece suite.

Mature shrubbery and paved pathway to the front entrance. Long hexagonally set block driveway which provides ample car standing spaces for 2/3 vehicles, with electric car charging point.

Generous rear enclosed garden. Pebbled area, and large area of lawn, mature trees and boundary walls, side gate access to the garden.





#### Additional Information

Maintenance charge - £195.96pa of total S1 estate costs PAYABLE to First Port managing agents.

To Be Included - Ohme ePod 7kW Smart Charge point

Garden Shed (by separate negotiation)

#### Additional Information

Gas Central Heating- Combi Boiler- Serviced

uPVC double glazed windows

Gross Internal Floor Area- 86.5 Sq.m/ 931.4 Sq.Ft.

Council Tax Band -C

Secondary School Catchment Area - Tupton Hall School

#### Entrance Hall

6'8" x 6'5" (2.03m x 1.96m)

Front entrance hall with UPVC door. Access to the downstairs w/c, stairs leading to the first floor.

#### Cloakroom

5'8" x 3'3" (1.73m x 0.99m)

Comprising a 2 piece White suite which includes a half pedestal wash hand basin and there is a low level WC.

#### Reception Room

17'11" x 9'8" (5.46m x 2.95m)

Generously proportioned family living room. Front window which enjoys a very pleasant open front aspect

#### Kitchen/ Dining Room

17'11" x 9'1" (5.46m x 2.77m)

Comprising of a full range of base, drawer and wall units in Grey Gloss having complementary work surfaces with upstands and inset stainless steel sink unit. Integrated electric oven, fridge/freezer and dishwasher. Induction hob having a chimney extractor above, and aluminium splashback . French doors lead onto the rear garden.

#### Utility Room

6'8" x 5'3" (2.03m x 1.60m)

Comprising of complementary grey gloss base unit with work surface/upstands, additional fixed shelving. Space for washing machine. Ideal Combi Boiler which is currently serviced. Laminate flooring.

#### First Floor Landing

11'10" x 6'2" (3.61m x 1.88m)

Access to the insulated loft space.

#### Rear Double Bedroom One

13'8" x 9'1" (4.17m x 2.77m)

Principle bedroom with views over the rear gardens. Door to the en suite shower room.



#### En - Suite

9'1" x 3'9" (2.77m x 1.14m)

Being mostly tiled and comprising of a 3 piece suite which includes shower area with electric shower & screen, half pedestal wash hand basin and low level WC.

#### Front Double Bedroom Two

10'8" x 10'0" (3.25m x 3.05m)

Second double bedroom which enjoys front aspect views.

#### Front Bedroom Three

10'0" x 6'11" (3.05m x 2.11m)

A good sized versatile 3rd bedroom, which could be used as an office / home working. Enjoying front aspect views.

#### Superb Family Bathroom

7'2" x 5'7" (2.18m x 1.70m)

Being mostly tiled and comprising of a 3 piece suite which includes a bath with overhead shower with screen, half pedestal wash hand basin and low level WC.

#### Outside

Mature shrubbery and paved pathway to the front entrance. Long hexagonally set block driveway which provides ample car standing spaces for 2/3 vehicles, with electric car charging point.

Generous rear enclosed garden. Pebbled area, and large area of lawn, mature trees and boundary walls, side gate access to the garden.

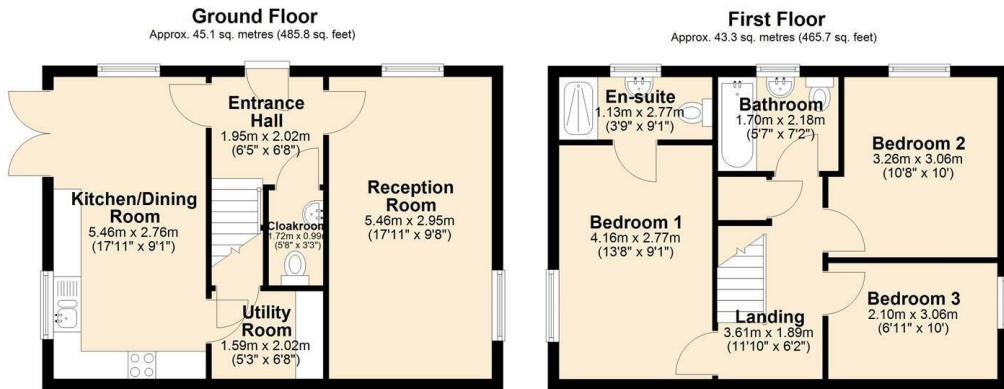


#### School catchment areas

Whilst the property is understood to be in the catchment area, this is NOT a guarantee of admission and the prospective purchaser must make direct enquiries to Derbyshire County Council to ascertain the availability of places and to ensure satisfaction of their entry criteria.

Validation of offer. In order to comply with our statutory obligations and the Ombudsman for Estate Agents Code of practice, we are required to validate the financial circumstances of any offers made in respect of this property.

## Floor Plan

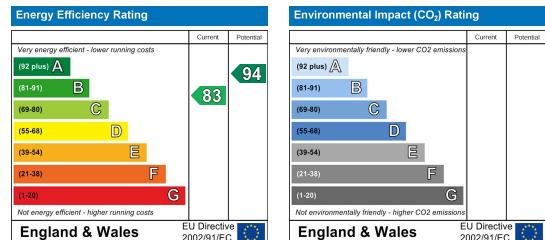


Total area: approx. 88.4 sq. metres (951.5 sq. feet)

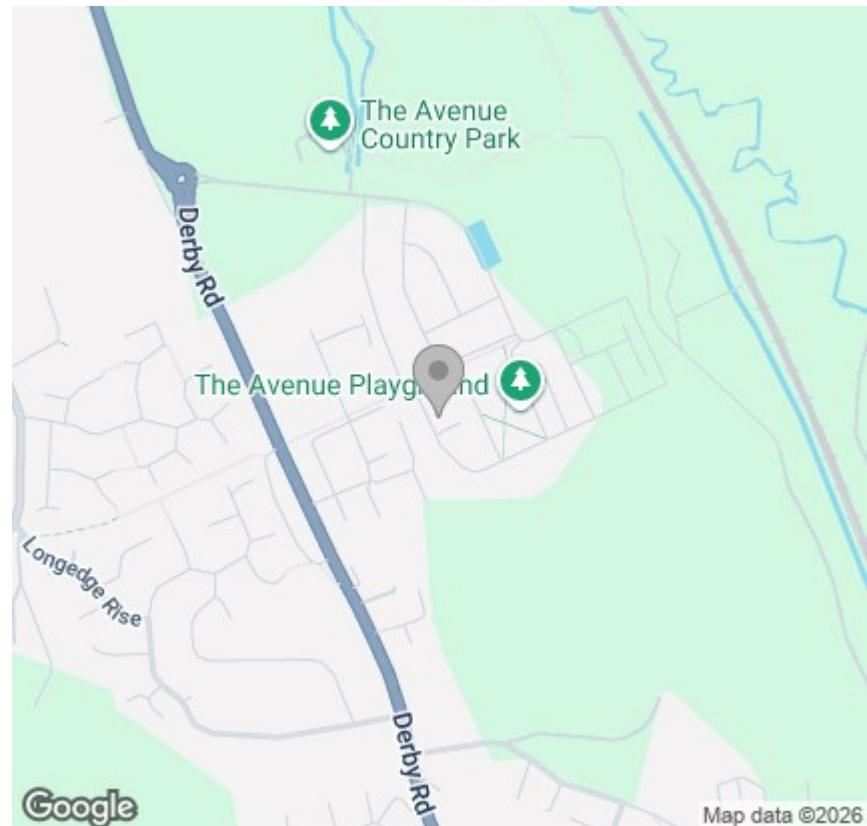
## Viewing

Please contact our Chesterfield Office on 01246 233 333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Area Map



The Consumer Protection (Amendment) Regulations 2014 Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, referred to in these particulars were all in working order. however no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval. Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.